

JellisCraig

CARRUM

Suburb Report

Know your neighbourhood.



CARRUM SUBURB REPORT

Median House Price*

Median

\$1.05m

Quarterly Price Change

3.34% ↑

Median Unit Price*

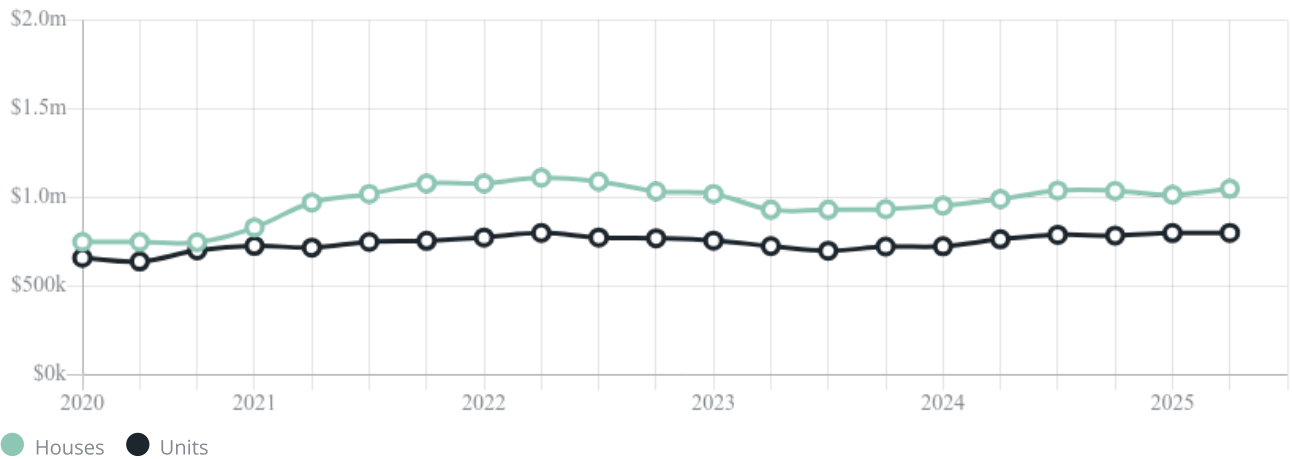
Median

\$801k

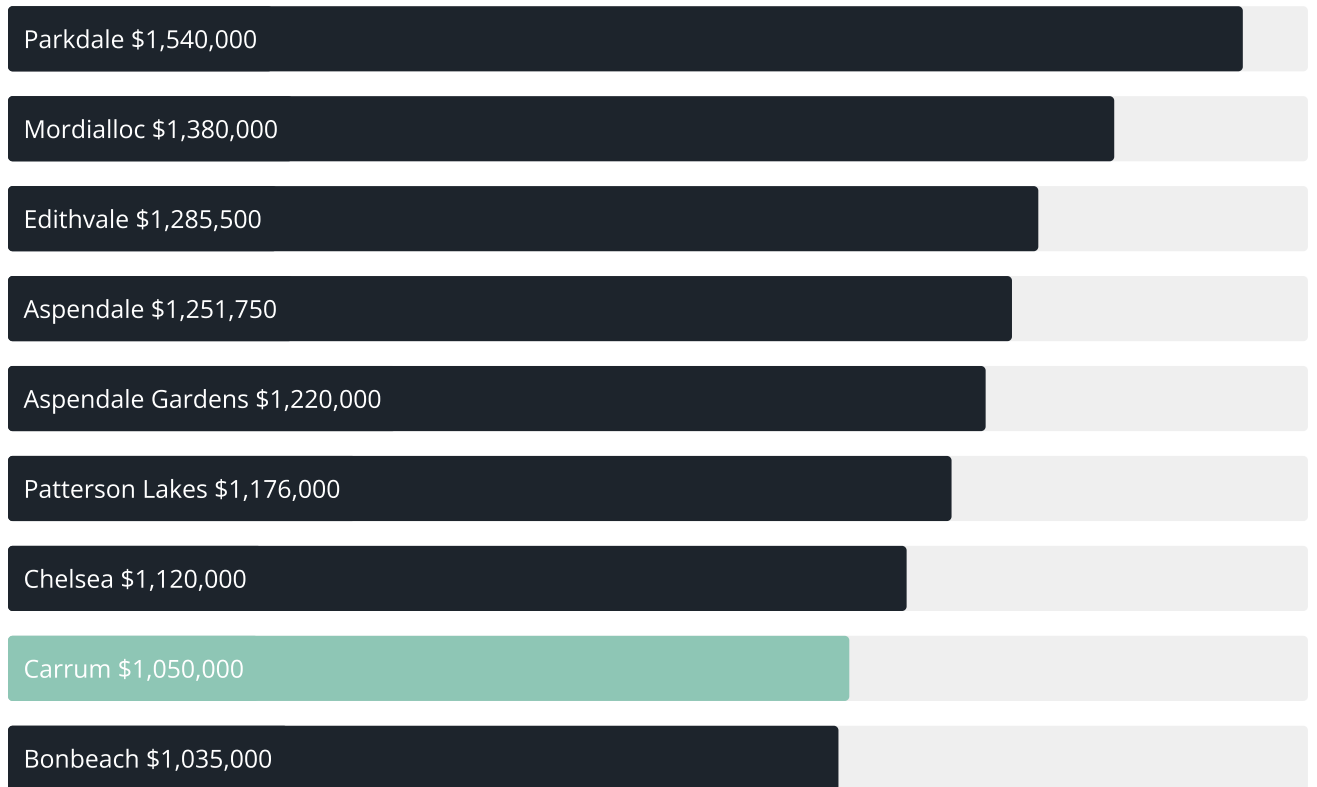
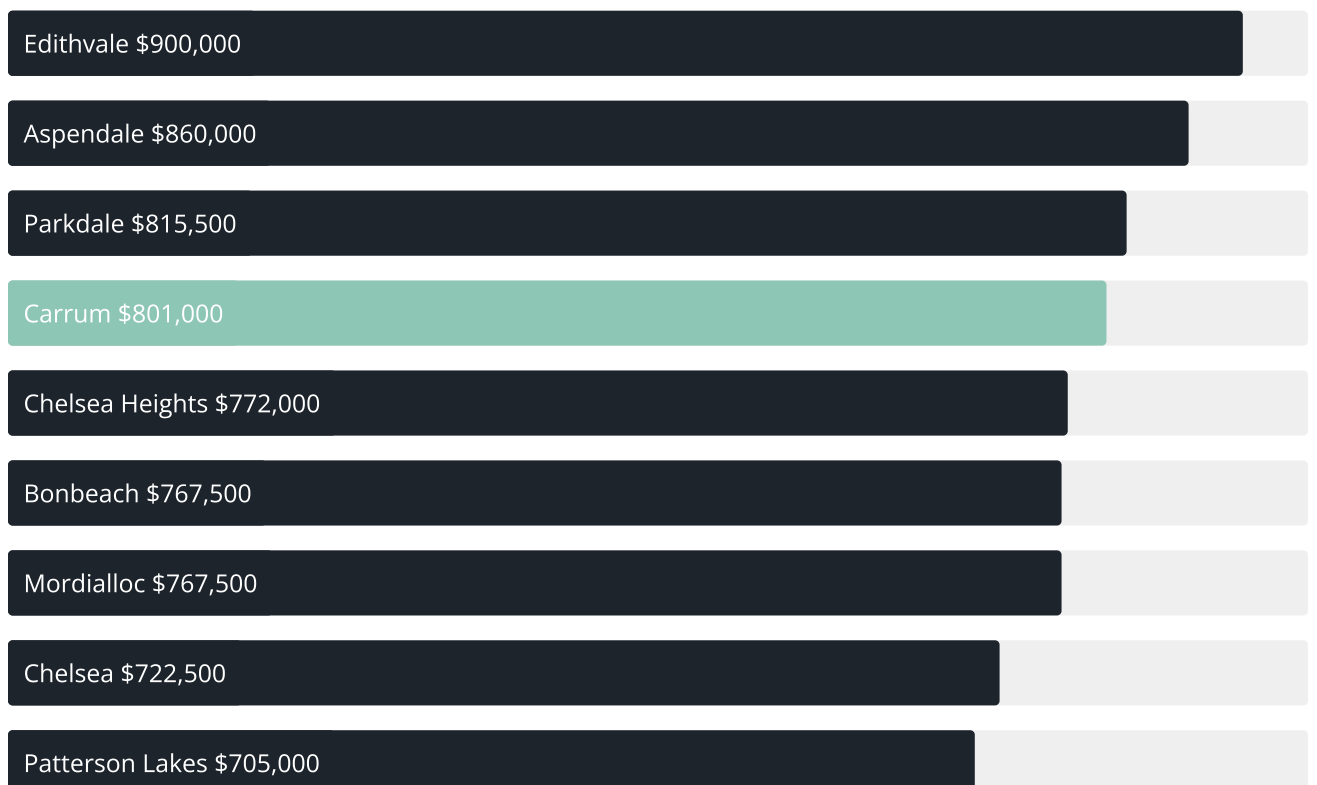
Quarterly Price Change

0.12% ↑

Quarterly Price Change*



CARRUM SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

CARRUM SUBURB REPORT

Sale Method*



● Auction 39%

● Private 61%

Auction Clearance Rate*

100%

Median Days on Market^

25 days

Average Hold Period*

9.6 years

Dwelling Type^



● Houses 45%

● Units 55%

Ownership^



● Owned Outright 33%

● Mortgaged 39%

● Rented 28%

Population^

4,239

Median Asking Rent per week*

\$620

Population Growth^

0

Rental Yield*

2.81%

Median Age^











40 years

Median Household Size^









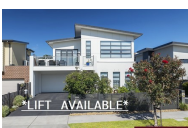

2.3 people

CARRUM SUBURB REPORT






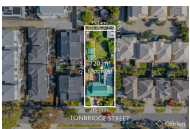




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  4/89 Valetta St Carrum | 3 | Unit | \$782,500 | 30 Aug 2025 |
|  2/627 Nepean Hwy Carrum | 2 | Unit | \$755,000 | 25 Aug 2025 |
|  1/6 Rigby St Carrum | 4 | Townhouse | \$1,105,000 | 23 Aug 2025 |
|  4/8 Millicent Av Carrum | 2 | Unit | \$625,000 | 18 Aug 2025 |
|  14/616-617 Nepean Hwy Carrum | 3 | Townhouse | \$1,360,000 | 16 Aug 2025 |
|  1/19 Westley St Carrum | 3 | Townhouse | \$1,175,000 | 16 Aug 2025 |
|  3/715 Nepean Hwy Carrum | 2 | Unit | \$945,000 | 10 Aug 2025 |
|  3/30 Whatley St Carrum | 2 | Unit | \$503,000 | 08 Aug 2025 |
|  687a Nepean Hwy Carrum | 3 | House | \$1,687,000 | 08 Aug 2025 |
|  5b Millicent Av Carrum | 3 | Townhouse | \$1,125,000 | 07 Aug 2025 |

CARRUM SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|----------------|
|  7/1 Valetta St Carrum | 2 | Townhouse | \$735,000 | 04 Aug 2025 |
|  7/31-33 Myola St Carrum | 2 | Unit | \$788,000 | 04 Aug 2025 |
|  53 Emma St Carrum | 3 | House | \$1,055,000 | 02 Aug 2025 |
|  1/38 Kalimna St Carrum | 3 | Townhouse | \$825,000 | 02 Aug 2025 |
|  634a Nepean Hwy CARRUM | 2 | Unit | \$780,000 | 02 Aug 2025 |
|  3/21 Graham Rd Carrum | 3 | Flat/Unit/Apartment | \$820,000 | 18 Jul 2025 |
|  6 Lexington Pl CARRUM | 3 | Unit | \$770,000 | 16 Jul 2025 |
|  2/52 Church Rd Carrum | 3 | Unit | \$575,000 | 08 Jul 2025 |
|  8/6 Dahmen St Carrum | 3 | Townhouse | \$1,215,000 | 06 Jul 2025 |
|  28 Melaleuca Dr Carrum | 5 | House | \$1,420,500 | 05 Jul 2025 |

CARRUM SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  25 Lexington Pl Carrum | 2 | Unit | \$686,500 | 02 Jul 2025 |
|  5/36 Melaleuca Dr Carrum | 4 | Townhouse | \$835,000 | 01 Jul 2025 |
|  1/50 Kalimna St Carrum | 3 | Townhouse | \$962,000 | 28 Jun 2025 |
|  5/15 Graham Rd Carrum | 2 | Unit | \$790,000 | 26 Jun 2025 |
|  2/52 Whatley St Carrum | 4 | House | \$1,150,000 | 16 Jun 2025 |
|  6 Tonbridge St Carrum | 3 | House | \$1,075,000 | 14 Jun 2025 |
|  2B Dyson Rd Carrum | 2 | Townhouse | \$768,000 | 14 Jun 2025 |
|  66 Emma St Carrum | 4 | House | \$1,255,500 | 14 Jun 2025 |
|  11 Kipling St Carrum | 3 | House | \$1,100,000 | 13 Jun 2025 |
|  1/12 Canberra St Carrum | 3 | House | \$850,000 | 12 Jun 2025 |



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jellisrcraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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